



25-29 Wheeler Gate, Nottingham, NG1 2NA
Offers In The Region Of £280,000



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Liberty gate are excited to present this unique spacious
Two bedroom apartment to the sales market.

The property is currently tenanted and achieving
£1200pcm but could make a superb individual home
being part of an historic development.

Introduction

Liberty Gate are excited to offer for sale this superb Loft style apartment presented in immaculate fashion.

The apartment is incredibly spacious and briefly comprises a large open plan space with two bedrooms off the main hall way, en suite to the master and main bathroom.

The accommodation is formed of;

Entrance Hall

Leading in from the communal stairway is the entrance hallway which is neutrally decorated throughout with painted walls and wooden laminate flooring. A video entry phone system, chrome spot lights and wall switches help to finish the room whilst double doors open to reveal....

Open Plan Area

The open plan living / dining area is beautifully decorated throughout with painted walls and wooden laminate flooring throughout. Four large windows allow for ample natural light whilst an exposed brick wall provides an excellent focal point for the room.

Kitchen

The luxurious fitted kitchen benefits from a range of high gloss wall and base cupboards which are complemented by soft close doors, brushed chrome handles and feature lighting topped with granite work surfaces.

A large island unit provides fantastic additional work surfaces and provides the perfect space for informal dining. There are a range of integrated appliances including a fridge / freezer, washing machine and dishwasher as well as an electric oven, four burner hob and extractor hood.

Main Bedroom

The spacious master bedroom is fitted with luxury carpeted flooring and neutrally decorated walls. Upon entering, the walls are lined with open wardrobes. A Juliette balcony looks out onto the developments private inner atrium. Brushed chrome sockets and electric heaters help to finish the room whilst a further door leads to...

En-Suite

The en suite shower room is tiled throughout with exquisite wall and floor tiles and benefits from a three piece suite comprising of a low level WC, wall mounted vanity wash hand basin with chrome fittings and a wall mounted mirror with feature lighting over. There is also a walk in corner shower with sliding glass doors.



Bedroom Two

The second double bedroom is tastefully decorated throughout with painted walls and luxurious carpets. A Juliette balcony looks out onto the developments private inner atrium.

Bathroom

The apartments main bathroom is tiled throughout with exquisite wall and floor tiles and benefits from a three piece suite comprising of a low level WC, wall mounted vanity wash hand basin with chrome fittings and a wall mounted mirror with feature lighting over. There is also a bath with chrome mixer tap and rainfall shower over.

Location

The perfect position!

The property is ideally located on Wheeler Gate, an historic row of properties just one street away from the main Market Square.

The property is located a short walk to tram and bus routes and benefits from all of the amenities the city has to offer on it's doorstep.

Nottingham is a vibrant city full of both chain and independent shops, restaurant and bars, and an ever growing music and art scene.

Please Note

The ground rent is £300 per annum.

The service charge is circa £1772.

250 year lease.

Disclaimer

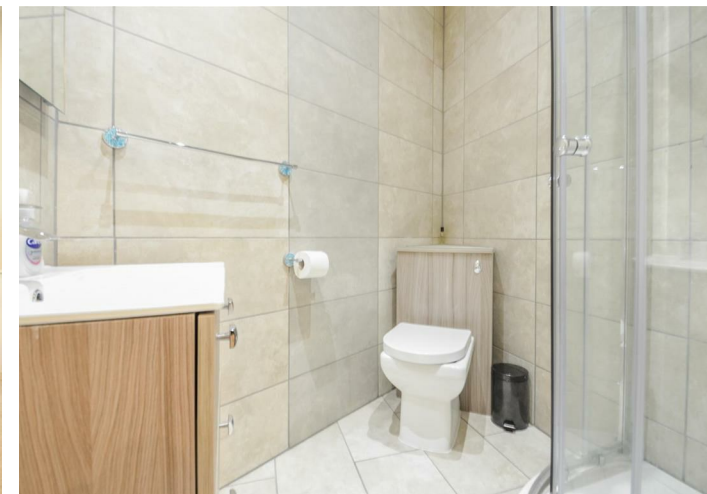
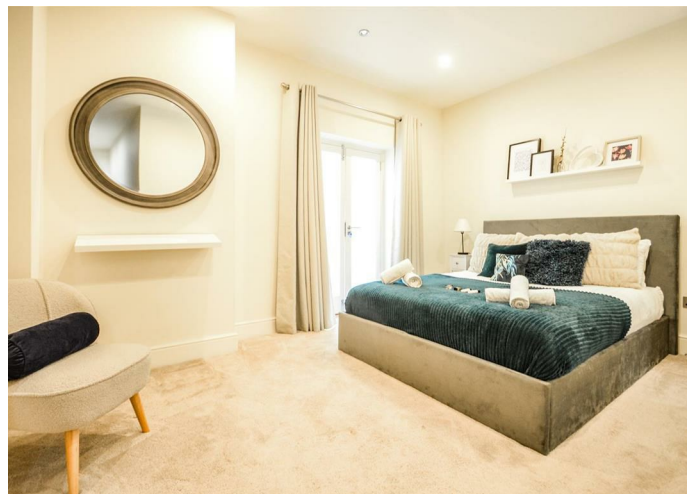
Fixtures and fittings other than those mentioned are to be agreed with the Seller.

All measurements are approximate and are taken using a laser tape.

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Second Floor

Approx. 100.4 sq. metres (1080.2 sq. feet)



Total area: approx. 100.4 sq. metres (1080.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	60
	EU Directive 2002/91/EC	

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